THREE RIVERS DISTRICT COUNCIL

Community & Environmental Services
Three Rivers House, Northway,
Rickmansworth, Herts WD3 1RL

www.threerivers.gov.uk
Email: enquiries@threerivers.gov.uk
Telephone: (01923) 776611
Fax: (01923) 896119
DX: 38271 Rickmansworth

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	3
Suffix	
Property name	
Address line 1	Heathside Close
Address line 2	
Address line 3	
Town/city	Moor Park
Postcode	HA6 2EQ

Description of site location must be completed if postcode is not known:

Easting (x)	508726
Northing (y)	192408

Description

2. Applicant Details

Title	Mr and Mrs
First name	Kamal
Surname	Shehata
Company name	
Address line 1	3, Heathside Close
Address line 2	
Address line 3	
Town/city	Moor Park
Country	

2. Applicant Details

Postcode	HA6 2EQ

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Julian
Surname	Seabrookl
Company name	Seabrook Architects Partnership Ltd
Address line 1	Unit 17
Address line 2	Chiltern Court
Address line 3	Asheridge Road
Town/city	Chesham
Country	United Kingdom
Postcode	HP5 2PX
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Part first floor / part two-storey rear extensions and new dormers

Has the work already been started without consent? ( ) Yes (●) No

5. Materials

Does the proposed development require any materials to be used externally? (●) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To match existing

5. Materials

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To match existing

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Double glazed aluminium framed

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Double glazed aluminium framed

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	As existing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	As existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing and proposed site block plans and location plan
Existing and proposed plans
Existing and proposed elevations
CIL Form
Biodiversity checklist
Bat surveys and Herts Ecology reply
PreApp response
Heritage Statement
Planning history

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◉ The agent
- ○ The applicant
- ○ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	21/0130/PREAPP

Date (Must be pre-application submission)

01/03/2021

Details of the pre-application advice received

The scheme now submitted deals with the queries raised in the Pre App all as follows;

Front elevation: The Pre-App full first floor level hipped extension to the left hand side has been omitted in lieu of a new subservient dormer addition. The 1981 garage extension has been omitted as an addition constructed at that time and totally unusable as a garage.

Rear elevation: The Pre-App dormer windows have been reduced in height & width and hipped roofs omitted. The Pre-App central dormer has been omitted in lieu of a conservation rooflight and the existing hipped roof profile design retained.

Side elevations: The first floor level rear extension over the existing kitchen has been reduced in depth and the existing flat roof at ground floor level replaced with a mono-pitched tiled roof to match existing. The right hand side rear extension rear building line has been repositioned rearwards and the 1981 catslide garage extension removed thus shortening and reducing this entire right hand flank elevation depth facing no. 2 Heathside Close by circa 2.5metres.

Also, both rear extensions now match each other exactly in depth as advised would be desirous in the Pre-App reply.

Site plan: None of the extensions at first floor level proposed intersect any 45 degree line across for neighbours first floor rear building lines and the proposed width of the property is only 68% of the site width - significantly less than the maximum 80%. The left hand flank boundary distance is at least 1.75 metres and the right hand side boundary distance is at least 4 metres - again significantly greater than the minimum 1.5 metres.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

12. Ownership Certificates and Agricultural Land Declaration

under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	Julian
Surname	Seabrook
Declaration date (DD/MM/YYYY)	04/10/2021

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	04/10/2021